

OFFICIAL MINUTES
MCKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
18 DECEMBER 2014 MEETING AGENDA
McKENZIE MUNICIPAL COMPLEX @ 4:30 PM

I. Call to Order:

Lacking a Quorum by 4:40 PM, Shelton I. Merrell, Regional Planner, SW TN Development District, conducted the Scheduled Training Workshop.

Present for the Workshop: Jill Holland, Mayor; Dean Robb, Chair; Bobby Young

Other: David M. Kelly, Codes Officer Consultant

Joined Workshop in Progress: Ken Mitchum and Garlon Prewitt, Secretary

- Acceptance of and Improvements of Unapproved Streets with TCA Code references for sections of the legislation that are pertinent to the Planning Commission:
Planning Commission approval of a request for a specific property does not mean that the city has been legally encumbered for issues dealing to the accompanying street. A city does not own a street as long as it does not perform repair/patching operations or any other street improvements on a street or place the green street sign denoting ownership on a street. Blue street signs generally indicate a private street. A city must allow development on a property if such development complies with the established plan.
- Land Use Regulations and “Takings” Challenges, American Planning Association Policy and Guidelines and
- Essay on Property Rights, Fundamental and Subordinate. “Just Compensation” Determination:
The Taking Clause of the 5th Amendment prohibits the taking of private property for public use without the payment of a just compensation.
Just compensation is defined as “Fair Market Value.”
Special Benefits and Givings Recapture in Determining Just Compensation

Questions were answered during and following the training presentation

II. Roll Call / Establishment of a Quorum:

Chairperson Dean Robb called the 18 December 2014 meeting officially to order at 5:00 P.M. after a Quorum was established.

Quorum present.

Absent: Keith Priestley, Vice-Chair; Jesse Townes (Council Liaison)

Media: None

III. Approval of Agenda for 18 December 2014: By Default.

IV. Reading and Approval of the 25 November 2014 Minutes as corrected for grammar and “straw vote”:

Motion by: Bobby Young; Second by: Ken Mitchum Passed: 5-0

V. Reports:

- A. Mayor’s Report: Bethel University received a grant for approximately \$3 million from FEMA and TEMA, with assistance from the City of McKenzie. The grant funds the current Bethel Library Renovation while also providing a storm shelter capable of withstanding 200 mph winds and accommodating 1,800 people.
- B. Economic Development Report: (None)

- C. Main Street Progress: Editing and review by Garlon Prewitt, Mayor Holland, Jennifer Waldrup and others is continuing with updated information regarding city changes as well as other additions and deletions.

Walking Program: Status updates by Garlon Prewitt. The McKenzie Walking Program has logged 4,904 miles for individual walkers and another 20,525 miles from group participation for a total of 25,429 miles.

- D. Code Concerns: David M. Kelly, Codes Officer Consultant
Family Dollar: 15465 Highland Dr., no job site activity/progress for some time, no response to telephone calls, e-mails, certified letters. Six month permit approval expired. Consider legal opinion/advice from Laura Keeton, City Attorney. (MAP: 012M, GRP: C, CTRL MAP: 012M, PARCELS: 003.01 & 004.00)
Impressions: 23 Broadway St. New Owner has not made sufficient progress to meet the necessary legal requirements and has been notified of \$150 per day fine unless satisfactory progress is made. Is the slum clearance ordinance, abandoned property, neglected maintenance/cleanup applicable? (MAP: 012L, GRP: N, CTRL MAP: 012L, PARCEL: 018.00)
Jose Becerra etal property: 268 Magnolia Ave. adjoining Magnolia Manor; some progress has been made, ongoing monitoring of progress is warranted. (MAP: 012E, GRP: M, CTRL MAP: 012E, PARCEL: 009.00)
Other Concerns: None

VI. Old Business: None

VII. New Business: None

VIII. Other Business: None

Meeting Schedule

Agenda Meeting: Thursday, 8 January 2015 at 4:30 P.M.;

Regular Meeting: Thursday, 22 January 2015 at 4:30 P.M. (Election of Officers and Public Hearing for Subdivision Regulations Amendment (Two-Lot Approval by Codes Enforcement Officer / Secretary of the Planning Commission)).

- IX. Adjournment: The 18 December 2014 McKenzie Municipal-Regional Planning Commission meeting adjourned at 5:30 P.M.

Motion by: Jill Holland Second by: Bobby Young Passed: 5-0